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Minutes of the Regular Meeting
of the
San Luis Obispo County Subdivision Review Board
Monday, April 3, 2006

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Minutes of the Regular Session of the County Planning Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA, at 8:45 a.m.

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of April 3, 2006, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

Present: Richard Lichtenfels, Richard Marshall, Aeron Arlin-Genet, John Euphrat, John Nall

Absent: None

ROLL CALL

PUBLIC COMMENT: No one coming forward.

ROLL CALL

PUBLIC COMMENT

No one coming forward

CONSENT AGENDA

Thereafter, on motion of Mr. Marshall, seconded by Mr. Nall, and on the following roll call vote:

AYES: Mr. Marshall, Mr. Nall, Ms. Arlin-Genet, Mr. Lichtenfels, and Chairman Euphrat

NOES: None

ABSENT: None

Consent Items a, b, c, d, e, and f. are approved as recommended by the county Subdivision Review Board and are available on file at the office of the county Planning and Building Department.

1. This being the time set for a continued hearing to consider a request by **KEN LERNO** for a Tentative Parcel Map to subdivide an existing 5.94-acre parcel into two parcels of approximately 3.4 and 2.5 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located on the northwest corner of Ross Drive and Grace Drive, approximately 1,000 feet north of Highway 46, in the village of Whitley Gardens, east of the City of Paso Robles in the Shandon/Carrizo planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the project pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address biology and water. **County File No. SUB2003-00095. APN: 019-221-044. Supervisorial District: 1. Date Accepted: October 8, 2004.**

Chairmain Euphrat: Requests clarification regarding any comments from the Subdivision Review Board (SRB) with no comments coming forth.

MOTION: Thereafter on motion by Mr. Nall, seconded by Mr. Marshall, with Mr. Lichtenfels voting No, to continue this item to the June 5, 2006 Subdivision Review Board (SRB).

2. Continued hearing to consider a request by the **ANDERSON FAMILY TRUST** for a Vesting Tentative Parcel Map to subdivide an existing 4.32-acre parcel into four parcels of 1.07 acres for the purpose of sale and/or development. The project includes off-site road improvements to Cressy Street. The project would result in the disturbance of approximately 2.0 acres of a 4.32-acre parcel. The division will not create any new roads. The proposed project is within the Residential Single Family land use category and is located on the west side of Cressey Street (at 6393 Cressey Street), immediately north of Fourth Street, approximately 350 feet northwest of Highway 229 in the community of Creston, within the El Pomar planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et 0seq.) has been issued on November 10, 2005 for this project. Mitigation measures are proposed to address ag resources, water, wastewater and are included as conditions of approval. **County File No: SUB2003-00307/CO05-0319. Assessor Parcel Number: 043-071-001. Supervisorial District: 1. Date Accepted: 9/23/05.**

James Caruso, staff: Presents staff report.

Mr. Marshall: Discusses Page 2-5 regarding parcel sizes, FEMA flood calculations, adding a condition for flood control, changing environmental determination, Page 2-13 #14 use the word "underground" for utilities, Page 2-14 #22e, last line of 'f', and Page. 2-26 regarding the community water system

James Caruso, staff: States the minimum lot size requirement is 20,000. Discusses flood hazard, substantial conformance to the approved tentative map, secondary dwelling units as affordable housing, and

Mr. Lichtenfels: Requests clarification regarding finding another lot to join the community water system and why would the SRB want to approve this reasoning. Discusses reconciling water agency disparity.

Members: Fully discuss lot accumulations and size

Chairman Euphrat: Would like a map indicating adjacent water wells and septic systems

Tobey Osgood, EMK: Discusses secondary dwelling units, lot divisions from 6 parcels to 4 parcels, hookup to community water with 5 connections, street landscaping, closest septic systems to parcels, well placements and introduces Steve Hollman.

Steve Hollman: States he acquired property from the Anderson Family Trust. States he is a Cressey street resident. Discusses denial of road exception request and agricultural buffers.

Mr. Marshall and Steve Holman: Discuss parcel nearest to the creek.

Susan Harvey: Discusses agricultural buffers with handout given to the SRB and provides suggested changes to conditions. States that in her opinion this split is not suitable for 4 parcels.

Maria Lorca: States she believes there are corrections to be made to the staff report. Discusses issues contrary to her staff report findings such as flood planes, and wells, being on residential property.

Eric Greening: Discusses inconsistencies in staff report regarding addition of FEMA, negative declaration, and requests continuance until FEMA determination has been established. Discusses agricultural policy violation.

Shiela Lyons: Creston resident. Discusses 100 year flood zone line and states the approval of this project is premature until 100 yr flood line is determined.

Audry Beaty: Discusses public roads in Creston, parking issues, and turnaround for emergency vehicles.

Tobey Osgood: Discusses issues from the public comment that has been addressed in staff report.

Steve Hollman: Addresses location of well placement.

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James Caruso, staff: States issues brought up today have been addressed in the staff report. Discusses agricultural policy 11, location of well/septic systems, drainage, flooding and states federal approval (FEMA) of flood provisions is given prior to recordation of map Discusses community water planning, and states he will re-check with environmental health.

Chairman Euphrat: Would like to see a graphic of septic/well location. Discusses single family zoning

Mr. Lichtenfels: States environmental health would be against a fifth water connection.

Jim Orton County Counsel: Discusses use of an off site well and whether this can be used or not.

Mr. Marshall: Discusses proposed creation of a water purveyor, concerns with flooding, requirements of FEMA and definition of 100 year flood zone.

Mr. Nall: Discusses the need for a community water system and concern regarding a turnaround for emergency vehicles.

Kami Griffin, staff: States there would be zero lots for onsite septic. Discusses separation issues and parcel numbers

Chairman Euphrat: Discusses agricultural buffer recommendations.

Mr. Lichtenfels: Requests clarification regarding on-site systems in the 100 year flood systems with Mr. Marshall responding

James Caruso, staff: Discusses issues that were brought forth that will be addressed at a future date.

MOTION: Thereafter on motion by Mr. Marshall, seconded by Mr. Lichtenfels, and unanimously carried, to continue this item to the June 5, 2006 SRB.

3. This being the time set for a continued hearing to consider a request by **FRANK ANDREWS** for a reconsideration of a Parcel Map (CO 89-0001) to amend the map and allow secondary dwellings on the existing parcels. The project will result in the future disturbance of approximately 0.5 acres of three parcels totaling sixteen acres. The proposed project is within the Residential Rural land use category and is located at 2700 Branch Mill Road, on the southeast corner of the intersection with Cechetti Road, approximately 2 miles northeast of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an

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Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 13, 2006 for this project. Mitigation measures are proposed to address aesthetics, biological resources, and cultural resources, and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). **County File Number: SUB2004-00249.** Assessor Parcel Numbers: 047-061-053, 054, 055. Supervisorial District: 4. Date Accepted: September 6, 2005

Brian Pedrotti, staff: Presents staff report and reads into record new Condition K.

Chairman Euphrat: Discusses building envelopes, clarification on size of existing home and conformance to land use ordinance.

Frank Monticinos: Branch Mill Road resident. Architect who submitted drawings to change main residence to a secondary dwelling. States he will consider reduction in size.

Ms. Arlin-Genet: Requests clarification regarding determination for prohibition of secondary dwellings.

Brian Pedrotti, staff: Clarifies restriction on secondary residences and mitigations regarding slopes.

Kami Griffin, staff: Discusses mitigations on minimum parcels sizes.

Mr. Marshall: States his concern for lack of map with slope and topography information.

Ms. Arlin-Genet: Discusses Air Pollution Control District's (APCD) concern with increased traffic circulation.

Mr. Lichtenfels: Discusses separation requirements

Mr. Nall: Discusses new minimum for this property and changes to negative declaration

Staff & SRB: Discuss suitable locations for secondary dwellings and parcel sizes.

Mr. Lichtenfels: States his concerns with development on the other side, discusses off site wells/septic. In favor of affordable housing and hopes it to be compatible with the the property.

Kami Griffin, staff: Suggests taking the standard conditions for on-site well and septic and have that information inserted into the second sheet.

Ms. Arlin-Genet: Requests clarification on city of Arroyo Grande concern for traffic and impact fees being incorporated with staff responding.

Kami Griffin, staff: Clarifies slope percentages for parcels.

Mr. Marshall: States all three parcels qualify for a 7-acre minimum parcel size which hypothetically qualified them for a TDC. Expresses his concern that the applicant would like the ability to use the land more intensely and therefore reasons that he cannot support the project.

Chairman Euphrat: States he is persuaded by the affordable housing argument regarding the additional residences proposed to be built on this site.

Mr. Nall: In support of reconsideration. Requests clarification on semi slope constraint determinations with staff responding

Mr. Marshall: Discusses retiring a TDC credit to get approval for this project.

Kami Griffin, staff: States potentially this could be done however, there are no TDC credits available in this area that comply with the location standards of the TDC program. States this could be broadened to be purchased from south county where there are credits available.

Mr. Marshall: States his perception as being that this property would have qualified to create two lots that could have both had secondary dwellings, and what is being asked is to go up to six. States he is willing to split the difference and suggest requiring one TDC. States it is reasonable to broaden this program to the south county.

Ms. Arlin-Genet: States this would satisfy the goal of the TDC program and still have secondary units for this proposal.

Chairman Euphrat: Overviews language to apply stock conditions of TDC language to this project.

Mr. Monticitos: Requests information on TDC program requirements with SRB members clarifying.

Kami Griffin, staff: Clarifies TDC elements for Mr. Monticitos. Indicates that a map will have to be recorded with a second sheet, which will be identical to the map recorded before, however a condition will be added that requires the applicant to retire one credit from the south county area as defined by the TDC program.

Mr. Lichtenfels: Requests applicant research clarifications of TDC program before making a decision.

Mr. Nall: Requests clarification regarding acceptable and appropriate access to get to building sites with staff responding.

Kami Griffin, staff: Discusses additional item to be added into the second sheet as the standard condition language for wells and septic which would be added to the end with another letter.

Kathy Andrews: Discusses secondary dwellings for parcels and has concerns for lack of information regarding TDC program and acquiring TDC's.

Chairman Euphrat: Discusses contact with land conservancy for information on TDC program.

Kami Griffin, staff: Cannot provide financial figures regarding the sale of TDC credits and offers that this is negotiated between parties.

Brian Pedrotti, staff: Discusses steepest lot as not counting for retirement of a full TDC credit and cites the parcel as parcel number 3.

Chairman Euphrat: States we could move this item to the end of today's agenda to give applicant's time to discuss options. All commissioners concur

Chairman Euphrat: brings back last application, Item number .

Mr. Lichtenfels: Suggests to the Andrews' a possible request for continuation to fully explore and understand the TDC program.

Frank Monticitos: States the applicants are in agreement with conditions for the transfer of development credits.

Chairman Euphrat and Brian Pedrotti, staff: Discuss the 3 conditions to be revised, 1 of which was for the requirement of the TDC to be purchased prior to the map being approved, another condition regarding the well and septic system separations, and the third condition would be to bring the existing single family residence into conformance with the county code prior to the final of the primary residence.

Thereafter on motion by Mr. Marshall, seconded by Mr. Nall, and unanimously carried on the following roll call vote:

AYES: Mr. Marshall, Mr. Nall, Mr. Lichtenfels, Ms. Arlin-Genet, and Chairman Euphrat.

NOES: None

The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq, and Document Number 2006-019 granting a reconsideration to amend Parcel Map CO 89-0001 to FRANK ANDREWS based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B as read into the record. Adopted

Chairman Euphrat: Moves item 9 to be heard out of order and at this time due to time constraints with project manager.

9. This being the time set for hearing to consider a request by **ALVIN ALGEE** for a Lot Line Adjustment (COAL 05-0132) between two parcels of 168.8 and 0.5 acres each to two parcels of 85.90 and 86.42 acres each that will not result in any additional parcels. The proposed project is within the Agricultural land use category and is located along La Panza Road one-quarter mile east of the community of Creston, in the El Pomar/Estrella planning area. Also to be considered at the hearing will be approval of the Environmental Document for the item, prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Air Quality, Agriculture, and Public Services/Utilities. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). **County File No: SUB2004-00368.** Assessor Parcel #:042-211-004 & 043-091-047. Supervisorial District: District 5. Date Accepted: August 19, 2005.

Andrea Miller, staff: Presents staff report.

Alvin Algee, applicant: In agreement with conditions provided in the staff report.

The application is fully discussed and thereafter on motion by Mr. Lichtenfels, seconded by Mr. Nall and unanimously carried on the following roll call vote:

AYES: Mr. Lichtenfels, Mr. Nall, Mr. Marshall, Ms. Arlin-Genet, and Chairman Euphrat.

NOES: None

The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq, and Document Number 2006-025 granting a Lot Line Adjustment (COAL 05-0132) to ALVIN ALGEE based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B. Adopted

Mr. Nall: Discusses concern that Ms. Lorca and Ms. Harvey are not present to hear item 4, with staff responding that no letters against project have been received.

Mr. Nall: Steps down as his wife, Karen Nall, is project manager to #4.

(MR. NALL IS NOW ABSENT)

4. This being the time set for hearing to consider a request by **NARESH JAGGI / HARVINDER SINGH** for one Conditional Certificate of Compliance (C 05-0150) for a five acre parcel that was created in violation of the standards in place at the time for the creation of parcels. The parcel is within the Residentail Rural land use category and is located on the north side of Peaceful Valley Road approximately 330 feet west of South 8th Street immediately south of the community of Shandon. The site is in the Shandon - Carrizo planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 2, 2006 for this project. Mitigation measures are proposed to address biology, geology, housing and public services and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). **County File No: SUB 2004-00349.** Assessor Parcel Number: 017-163-037. Supervisorial District: 1. Date Accepted: July 1, 2005

Karen Nall, staff: Presents staff report.

Mr. Marshall: Discusses Page 4-3, deed history transfer dates.

Mr. Lichtenfels: Discusses Page 4-10 #9, and states community water needs to be changed to individual wells.

Naresh Jaggi, applicant: Discusses parcel purchase history. States he is in agreement with all conditions and requests approval.

The application is fully discussed that thereafter on motion by Mr. Lichtenfels, seconded by Mr. Marshall, with Mr. Nall being absent and on the following roll call vote:

AYES: Mr. Lichtenfels, Mr. Marshall, Ms. Arlin-Genet, and Chairman Euphrat

NOES: None

ABSENT: Mr. Nall

The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq, and Document Number 2006-020 granting one Conditional Certificate of Compliance (C 05-0150) to NARESH

JAGGI / HARVINDER SINGH based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B. Adopted
(MR. NALL IS NOW PRESENT)

5. This being the time set for hearing to consider a request by **CARL AND REBECCA CAMACHO AND PAUL AND REBECCA STEVENSON** for a Lot Line Adjustment (COAL 05-0134) to adjust the lot lines between two parcels of .96 and 1.02 acres each which will result in two parcels of .95 and 1.03 acres **and a request by CARL AND REBECCA CAMACHO** for a Vesting Tentative Parcel Map (CO 05-0135) to subdivide an existing 1.03 acre parcel into two parcels of approximately 23,000 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Orchard Avenue and Green Leaf Lane. The proposed project is within the Residential Single Family land use category and is located on the west side of Orchard Avenue (174 Orchard Avenue), approximately 500 feet from the West Tefft Street/Orchard Road intersection, in the community of Nipomo. The site is in the South County (Inland) planning area. This project is exempt under CEQA. **County File No(s): SUB2005-00120 / SUB2005-00121.** APNs: 092-241-010, 021. Supervisorial District 4. Date Accepted: December 20, 2005.

Stephanie Fuhs, staff: Presents staff report

Chairman Euphrat: Commends Ms. Fuhs for having combined both applications of this project into one. Asks audience if there is anyone to come forth for public comment. No one coming forward.

Thereafter on motion by Ms. Arlin-Genet, seconded by Mr. Marshall, and unanimously carried on the following roll call vote:

AYES: Ms. Arlin-Genet, Mr. Marshall, Mr. Nall, Mr. Lichtenfels, and Chairman Euphrat.
NOES: None

The Subdivision Review Board grants a Lot Line Adjustment (COAL 05-0134) and Document Number 2006-021, to CARL AND REBECCA CAMACHO AND PAUL AND REBECCA STEVENSON, based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B, and grants a Vesting Tentative Parcel Map (CO 05-0135) and Document Number 2006-022 to CARL AND REBECCA CAMACHO, based on the Findings in Exhibit C, and subject to the Conditions in Exhibit C.

6. This being the time set for hearing to consider a request by **JAMES AND NANCY DAVID** for a Tentative Parcel Map (CO 05-0113) to subdivide an existing 6.7 acre parcel into four parcels ranging in size from one to 3.87 acres each for the purpose of sale and/or development. The project includes off-site road improvements to Evergreen Way. The division will create one on-site road. The proposed project is within the Residential Suburban land use category. The project is located on the west side of Evergreen Way (1070 Evergreen Way), approximately two miles northwest of the

community of Nipomo. The site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 16, 2006 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Public Services and Utilities, Recreation and Water and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). **County File No: SUB2004-00385.** Assessors Parcel Number: 091-283-024 & 026. Supervisorial District 4. Date accepted: October 15, 2005.

Stephanie Fuhs, staff: Presents staff report.

Ms. Arlin-Genet: Advises staff of an incomplete condition on Page 6-8 letter 'h'.

Mr. Lichtenfels: Cites letter from Laurie Salo of Environmental Health and requests clarification on whether this was complied with.

Stephanie Fuhs, staff: Discusses Page 6-20 soils testing language.

Scott Jordan, Volbrecht Surveys: States he is available for questions.

Thereafter on motion by Mr. Nall, seconded by Ms. Arlin-Genet, and unanimously carried on the following roll call vote:

AYES: Mr. Nall, Ms. Arlin-Genet, Mr. Lichtenfels, Mr. Marshall, and Chairman Euphrat.
NOES: None

The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq, and Document Number 2006-023 granting Tentative Parcel Map (CO 05-0113) to JAMES AND NAMCY DAVID based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B completing Condition 21 'h' as directed by the Air Pollution Control District.. Adopted

7. Hearing to consider a request by **KILER CANYON PARTNERS** for a Vesting Parcel Map (CO 05-0362) to subdivide an existing 37.11 acre parcel into three approximately 10 acre parcels and one parcel of approximately seven acres for the purpose of sale and/or development. The project will result in the disturbance of approximately six acres (three acres of tract improvements, three acres for home and

utility construction). The division will create one on-site road. The proposed road name has not been provided at this time. The project will require improvements to Kiler Canyon Road. The proposed project is within the Residential Rural land use category and is located on the north side of Kiler Canyon Road, approximately 600 feet west of Encinal Road, approximately one-quarter mile west of the City of Paso Robles. The site is in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 31, 2006 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, geology and soils, hazards, public services, recreation, transportation and land use, and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). **County File No: SUB2004-00358.** Assessor Parcel Number: 018-221-003. Supervisorial District: 5. Date accepted: November 1, 2005.

Nick Forester, staff: Presents staff report.

Chairman Euphrat: Requests clarification regarding if there were any comments coming from the agricultural commissioners office with staff responding there were not.

Brett Butterfield, applicant. Discusses agricultural viability of almond orchard. Addresses neighbors, and discusses driveways, and roads.

Ms. Arlin-Genet: States she cannot support proposal due to the inconsistencies with the land use strategies as set forth by the Air Pollution Control District (APCD).

Thereafter on motion by Mr. Marshall, seconded by Mr. Nall, and carried on the following roll call vote:

AYES: Mr. Marshall, Mr. Nall, Mr. Lichtenfels, and Chairman Euphrat
NOES: Ms. Arlin-Genet

The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq, and Document Number 2006-024 granting a Vesting Parcel Map (CO 05-0362) to KILER CANYON PARTNERS based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B. Adopted

8. Hearing to consider a request by **LINO PALMIERI** for a Vesting Parcel Map (CO 04-0178) to subdivide an existing 31.21 acre parcel into 3 parcels of 11.21, 10.00, and

10.00 each for the purpose of sale and/or development. The division will create one on-site road. The proposed project is within the Residential Rural land use category and is located at 725 Spring Creek Road approximately 7 miles east of Templeton. The site is in the El Pomar/Estrella planning area. This project is exempt under CEQA. **County File No: SUB2003-00240.** Assessor Parcel Number: 033-281-042. Supervisorial District: 1. Date Accepted: February 15, 2005

Holly Phipps, staff: Requests continuance to June 5, 2006.

The proposal is fully discussed and thereafter on motion by Mr. Nall, seconded by Ms. Arlin-Genet, and unanimously carried to continue this item to the June 5, 2006 Subdivision Review Board.

There being no further business to discuss Chairman Euphrat accepts and receives all correspondence from today's meeting and adjourns today's meeting to the May 1, 2006 Subdivision Review Board.

Respectfully submitted,

Ramona Hedges, Secretary

Subdivision Review Board

